



CITY OF GROSSE POINTE WOODS

REGULAR CITY COUNCIL MEETING AGENDA

Monday, December 15, 2025 at 7:00 PM

*Robert E. Novitke Municipal Center - Council Chambers/Municipal Court,
20025 Mack Plaza, Grosse Pointe Woods, MI 48236
(313) 343-2440*

1. CALL TO ORDER

A. Administrative Memo: December 11, 2025

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. RECOGNITION OF COMMISSION MEMBERS

5. ACCEPTANCE OF AGENDA

6. CONSENT AGENDA

A. Re-Appointments

1. Re-Appointments to Commissions and Boards
 - a) Memo 12/12/25 - Administrative Clerk Coyle

B. Approval of Minutes

1. Council 12/01/25
2. Committee-of-the-Whole 12/01/25

C. Items Received and Placed on File

1. Planning Commission Minutes 10/28/25
2. Citizens' Recreation Commission Minutes 11/18/25 with recommendation

D. Financial Reports

1. Monthly Financial Report: November 2025

E. Bids/Proposals/Contracts

1. Personnel Matters (Succession Plan - Administration)
 - a) Council Minutes Excerpt 10/20/25
 - b) Memo 09/30/25 - City Administrator (Manager) Schulte
 - c) Employment Agreement - Susan Como
 - d) Memo 12/11/25 - City Manager Schulte

F. Claims and Accounts

1. Anderson, Eckstein & Westrick, Inc. (AEW) - City Engineers
 - a) Vernier Rd. & Mack Ave. Intersection Improvement - Invoice No. 161913 - Proj. No.

cc: Council - 7
City Manager
City Attorney

Treasurer/Comptroller
City Clerk
Email Group/Media

Assistant City Manager
Post - 3

- 0160-0455 - 11/24/25 - \$10,469.43.
- b) 2025 Miscellaneous Concrete Program - Invoice No. 161915 - Proj. No. 0160-0493 - 11/24/25 - \$7,882.65.
- c) 2025 Sewer Rehab Program - Invoice No. 161916 - Proj. No. 0160-0495 - 11/24/25 - \$7,892.85.
- d) Wedgewood Resurface (Vernier-Hawthorne) - Invoice No. 161917 - Proj. No. 0160-0496 - 11/24/25 - \$7,772.86.
- e) 2025-2026 General Engineering - Invoice No. 161918 - Proj. No. 0160-0498 - 11/24/25 - \$2,117.04.
- f) 2025-2026 GIS Maintenance - Invoice No. 161919 - Proj. No. 0160-0499 - 11/24/25 - \$1,769.12.
- g) 2025 Joint & Crack Sealing Program - Invoice No. 161925 - Proj. No. 0160-0494 - 11/25/25 - \$8,333.00.
- h) Lee Ct., Doyle Ct. & Thorntree Water Mains - Invoice No. 161926 - Proj. No. 0160-0497 - 11/25/25 - \$15,300.00.
- i) Ghesquiere & Lakefront Park Bldg Renovations - Invoice No. 162029 - Proj. No. 0160-0479 - 11/26/25 - \$399.99.
- j) 2025 Concrete Pavement Repair Program - Proj. No. 0160-0493 - Payment Invoice 01 - Mattioli Cement Co., LLC - 10/30/25 - \$342,353.98.
- k) 2025 Concrete Pavement Repair Program - Proj. No. 0160-0493 - Payment Invoice 02 - Mattioli Cement Co., LLC - 11/25/25 - \$70,858.78.
- l) 2025 Sewer Rehabilitation by Full Length CIPP Lining - Proj. No. 0160-0495 - Payment Invoice No. 01 - Insituform Technologies USA, LLC - 12/08/25 - \$51,874.65.
2. Hallahan & Associates, P.C. - Professional Services - Invoice No. 23418 - November 2025 - 12/01/25 - \$105.64.
3. McKenna - Building Services - Invoice No. 21849-115 - October 2025 - 11/25/25 - \$60,074.57.
4. State of Michigan - MDOT 00183
- a) Program #218128CON (Vernier Rd.) - 11/04/25 - \$34,168.23.
- b) Program #219533CON (Sunningdale Dr.) - 11/04/25 - \$4,530.79.
5. York, Dolan & Tomlinson, P.C. - Legal Services - Invoice No. 349 - November 2025 - 12/01/25 - \$2,092.50.

7. PRESENTATION

- A. Oath of Office
- 1) City Manager - Susan Como

8. ORDINANCE

- A. First Reading: Rezoning (Map Amendment) 1925 Vernier Road (RO-1, Restricted Office District to C, Commercial Business District)
- 1) City Planner's Report: 12/03/25 - McKenna/City Planner Jankowski
- 2) Letter of Intent: 10/21/25 - Applicant's Attorney Berschback
- 3) Rezoning Application
- 4) Supporting documents for Rezoning Application
- 5) Planning Commission Minutes Excerpt 12/09/25

- 5) Affidavit of Property Owners Notified with List & Parcel Map
- 6) Affidavit of Legal Publication
- B. First Reading: Rezoning (Map Amendment) 21800 Marter Rd. (R-3, Planned Multiple Family Residential to CF, Community Facilities)
 - 1) City Planner's Report: 12/03/25 - McKenna/City Planner Smith
 - 2) Letter of Intent: 10/27/25 - John Vitale
 - 3) Rezoning Application
 - 4) Letter of Opposition (1)
 - 5) Letters of Support (7)
 - 6) Assumption Church Sports Facility Site Plans -Stucky-Vitale Architects
 - 7) Planning Commission Minutes Excerpt 12/09/25
 - 8) Affidavit of Property Owners Notified with List & Parcel Map
 - 9) Affidavit of Legal Publication
- C. First Reading: Conditional Rezoning (Map Amendment) Review #2 - 20160 Mack Avenue (RO-1, Restricted Office District to C, Commercial Business District, Conditionally)
 - 1) City Planner's Report: 11/13/25 - McKenna/City Planner Jankowski
 - 2) Letter of Intent: 09/30/25 - John Vitale
 - 3) Rezoning Application
 - 4) Proposed List of Voluntary Conditions by the Applicant: 09/30/25 - Buccellato Development, Property Owner
 - 5) Mixed-Use Development Site Plans: 09/30/25 - Stucky-Vitale Architects
 - 6) Development Impact Statement: 09/26/25 - Stonefield Engineering & Design
 - 7) Trip Generation Analysis: 09/11/25 - Fleis & Vandenbrink
 - 8) Letter of Opposition: 11/18/25
 - 9) Planning Commission Minutes Excerpt 12/09/25
 - 10) Affidavit of Property Owners Notified with List & Parcel Map
 - 11) Affidavit of Legal Publication

9. NEW BUSINESS/PUBLIC COMMENT

We welcome comments from residents. If you wish to speak, please state your name and address. You will have a maximum of three (3) minutes to address the City Council. City Council members will listen to your concerns, but will not answer questions. If you have a question or need additional information, we will be happy to direct you to the appropriate person after the meeting. Thank you for your cooperation.

10. ADJOURNMENT

**Paul P. Antolin, MiPMC
City Clerk**

IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT)
POSTED AND COPIES GIVEN TO NEWSPAPERS

The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired, or audio tapes of printed materials being considered at the meeting to individuals with disabilities. All such requests must be made at least five days prior to a meeting. Individuals with disabilities requiring auxiliary aids or services should contact the City of Grosse

Pointe Woods by writing or call the City Clerk's office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (313) 343-2440 or Telecommunications Device for the Deaf (TDD) 313 343-9249

***** NOTE TO PETITIONERS: YOU, OR A REPRESENTATIVE, ARE REQUESTED TO BE IN ATTENDANCE AT THE MEETING SHOULD THE COUNCIL HAVE QUESTIONS REGARDING YOUR REQUEST. *****